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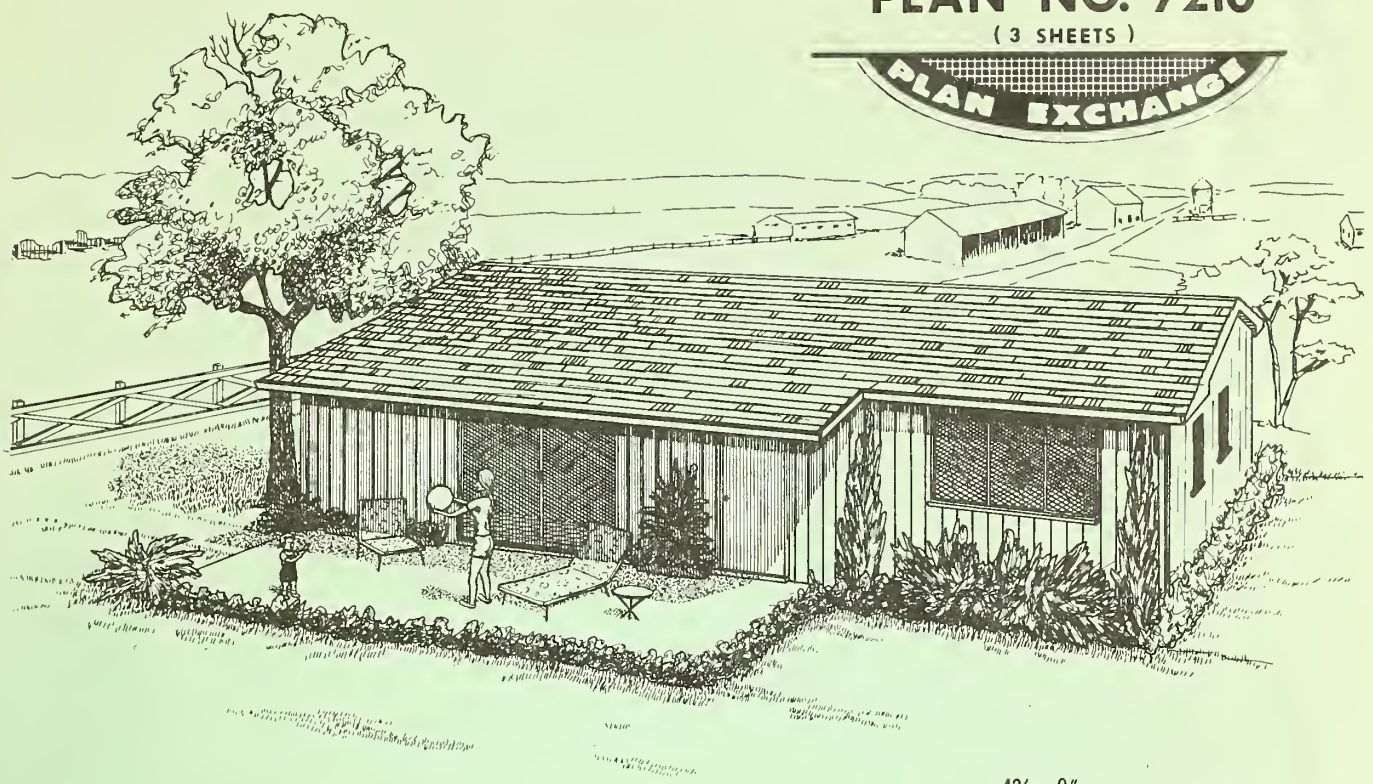
TWO-BEDROOM HOUSE

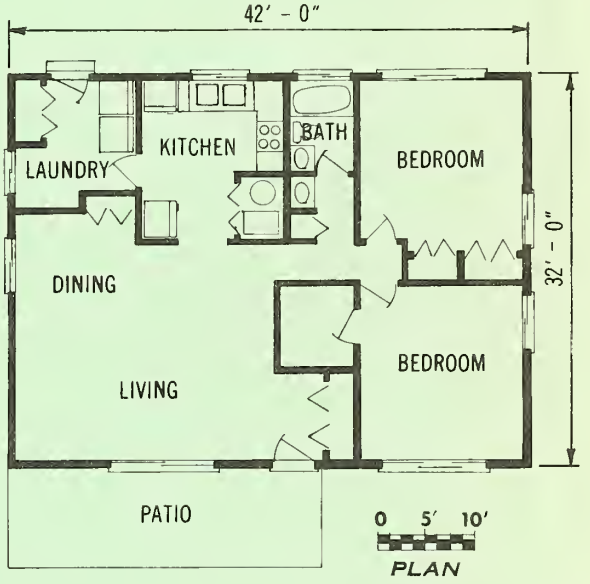
COOPERATIVE FARM BUILDING

PLAN NO. 7210

(3 SHEETS)

PLAN EXCHANGE





This nicely designed, two-bedroom contemporary house has all the essentials for comfortable rural living. It is very well suited for a small family or retired couple. It has very simple lines and can be built with either vertical wood siding or stucco walls. (The vertical wood siding is applied over conventional sheathing attached to wood studs with insulation and drywall; the stucco walls are built with concrete block backed up with 2 inches of rigid insulation and drywall.) A wide roof overhang protects the entry, patio, and sliding glass doors.

The rectangular-shaped house is spanned by economical commercial wood roof trusses and offers 1,344 square feet of living space, which is quite adequate for a two-bedroom home. The bedrooms are spacious and, if desired, would allow enough room for twin beds with plenty of room for additional furniture. Clothes closets are of generous size, especially in the master bedroom which has a walk-in closet. The area adjacent to the bathroom contains an additional lavatory, as well as easily accessible storage space for linens.

An amenity of this plan is the laundry area, which also doubles as a mudroom. Location of the washer and dryer is convenient to the kitchen, saving a lot of needless steps. The abundant storage space in this area also can be used for gardening tools and miscellaneous items.

The living area with sliding patio doors should be oriented to a southerly exposure as much as possible. The front entrance with a large coat closet is well located, creating a good traffic pattern that bypasses only one

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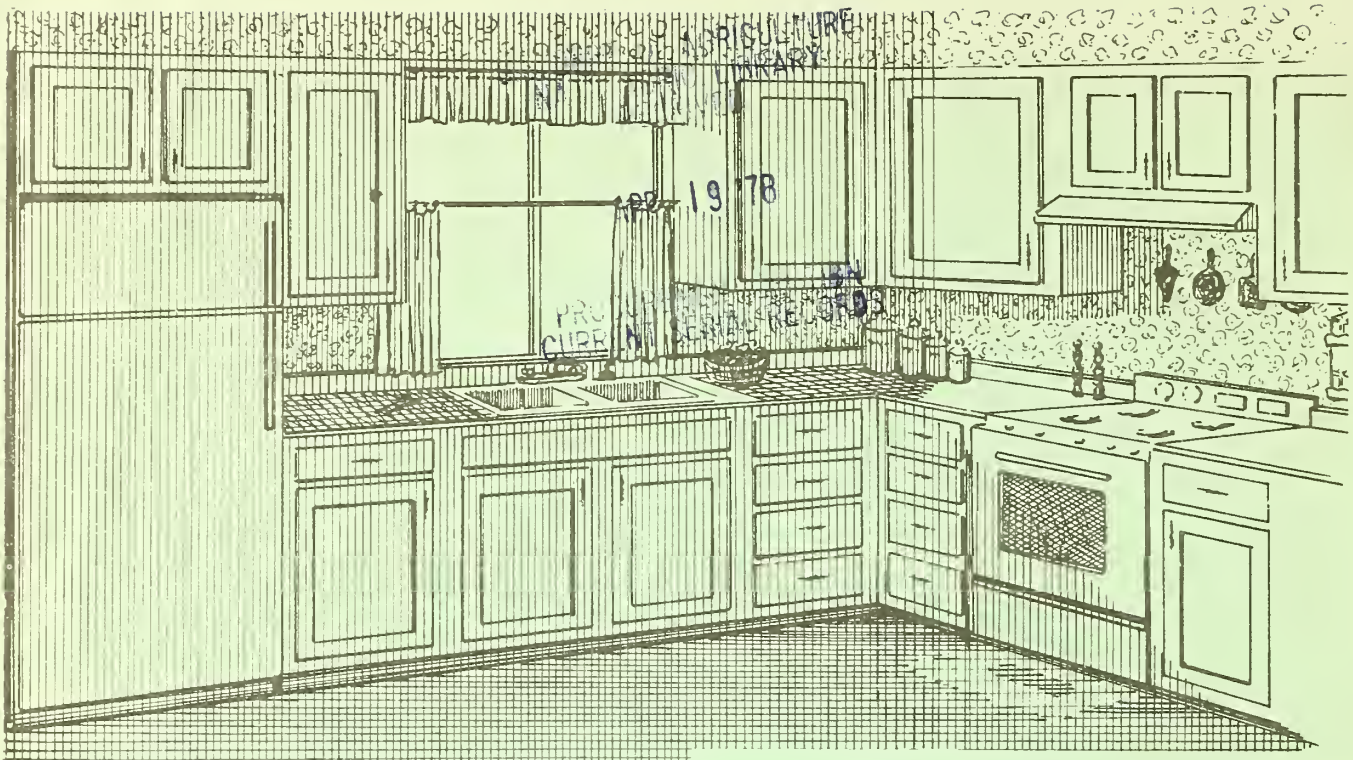
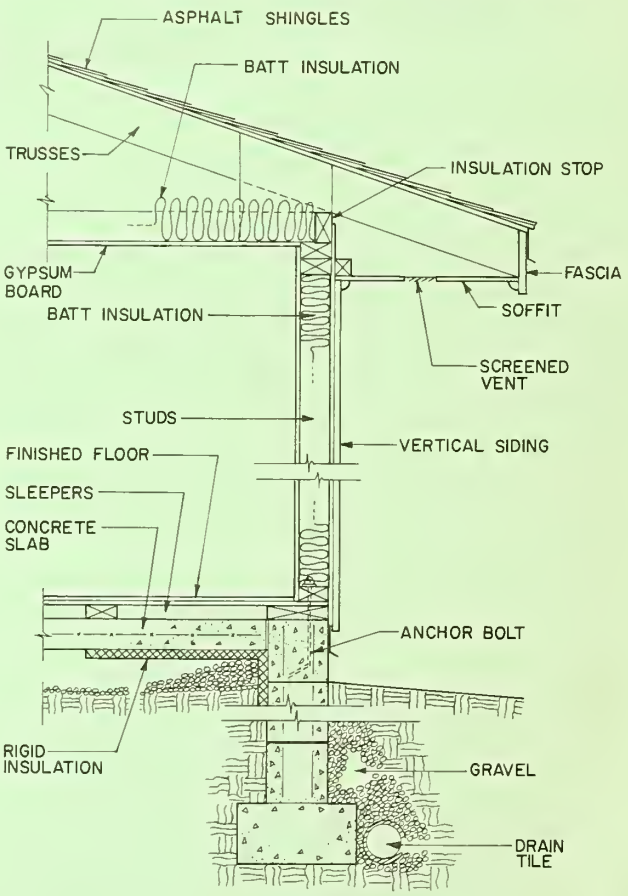


side of the living area. The floor can be carpet, stone, or tile, depending on the owner's choice.

The kitchen is L-shaped and adequate for the dwelling size. The corner space taken up by the freezer is wisely used; however, it could be easily made a breakfast nook if the freezer were moved to the laundry area.

In this efficient plan, the hot-water heater and furnace are centrally located next to the kitchen and bathroom, taking advantage of short heating runs and plumbing arrangement.



WALL SECTION

Complete working drawings may be obtained from the Extension agricultural engineer at your State land-grant university. There may be a small charge to cover the cost of printing.

If you do not know the location of your State land-grant university, send your request to Agricultural Engineer, Extension Service, U.S. Department of Agriculture, Washington, D.C. 20250. Your request will be forwarded to the correct university.

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